



The Castle Way  
Willington Derby



# The Castle Way Willington Derby DE65 6BT

for sale guide price  
**£180,000**



## Property Description

A superbly appointed, conveniently located detached Victorian dwelling offering unique investment opportunity, whilst also providing opportunity for prospective buyers to convert back to one dwelling, subject to requirements. The property was converted into two one bedroom flats approximately 50 years ago and currently offers accommodation briefly comprising:-

Ground floor flat with entrance hall, double bedroom, good sized kitchen, shower room, living room, conservatory/lean to utility.

First floor flat offers private access to own staircase, landing, spacious lounge/diner, fitted kitchen, good sized shower room and double bedroom.

Both flats are offered with full vacant possession/no chain as one unit. Outside the properties have a full width tarmac driveway to the front providing off road parking for three vehicles, side gated path leads to a private enclosed garden. Attached to the ground floor accommodation are a range of brick outbuildings which could be converted to provide further accommodation subject to building regs approval, currently used as workshops/stores.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## First Floor Flat (35a)

Front timber entrance door with opaque glazed panel leading to:-

### Entrance Hall

Stairs off to the first floor.

### First Floor Landing

Loft access, central heating radiator, panelled door leads in to:-

### Lounge/Diner

15' 10" max into chimney breast x 11' 11" ( 4.83m max into chimney breast x 3.63m )

UPVC double glazed window to the rear elevation, two central heating radiators, gas fire with ornamental surround and hearth, further UPVC double glazed window to the side elevation, the rear window looks over the garden. Further panelled door off the landing leads in to:-

## Kitchen

10' 7" max x 12' 4" ( 3.23m max x 3.76m )

Accessed via a panelled door off the landing and having UPVC double glazed window to the front elevation, central heating radiator, also accessed via a panelled door off the landing is:-

## Bedroom

12' 5" max into chimney breast x 12' 4" ( 3.78m max into chimney breast x 3.76m )

Accessed via a panelled door off the landing and having UPVC double glazed window to the front elevation, central heating radiator, also accessed via a panelled door off the landing is:-

## Shower Room

10' 1" x 12' 7" max ( 3.07m x 3.84m max )

Having a three piece white suite comprising corner glazed shower cubicle with a mains chrome shower over, fully tiled to the cubicle, pedestal wash hand basin, low level wc, central heating radiator, vinyl floor covering, UPVC double glazed opaque window to the side elevation.

## Ground Floor Flat (no 35)

Having a front timber panelled entrance door with inset opaque glazed panel leading to:-

## Entrance Hall

With central heating radiator, panelled door leading to:-

## Lounge

12' 5" x 12' 3" max into chimney breast recess ( 3.78m x 3.73m max into chimney breast recess )

Having UPVC double glazed window to the front elevation, central heating radiator.

## Shower Room

Having a three piece white suite, pedestal wash hand basin, low level wc, open shower cubicle with electric Bristan shower, part ceramic walls, UPVC double glazed opaque window to the side elevation, central heating radiator, vinyl floor covering.

## Kitchen

12' 6" x 10' 6" ( 3.81m x 3.20m )

Having a range of matching base and wall units with roll edge laminated work surfaces over, free standing Hotpoint cooker to be included with the sale, single drainer stainless steel sink unit with chrome mixer tap over, door leading to a shelved out cupboard which also houses the boiler providing domestic hot water and central heating and gas meter, vinyl floor covering, central heating radiator, further door to:-

## Lounge

12' x 15' 3" max into chimney breast recess ( 3.66m x 4.65m max into chimney breast recess )

Having a window to the rear elevation, fireplace incorporating gas fire, oak surround and ceramic tiled hearth, central heating radiator, fitted to the chimney breast recess are cupboard with book shelf over on either side, door off leading to:-

## Lean To Utility/Conservatory

11' 11" x 5' 10" ( 3.63m x 1.78m )

Having dwarf brick wall construction, sloping polycarbonate roof, UPVC double glazed window to the rear giving aspect over the garden, further UPVC double glazed panel to the side and attached half glazed door leading to the rear garden.

## Outside

The rear garden is particularly private, enclosed with fencing, with a shaped lawn, blue bricked path, a paved patio, greenhouse. There is a gated side path down the side of the property. A particularly useful part of the garden is accessed by a UPVC double glazed door to:-

## Brick Workshop

13' 11" x 4' 5" ( 4.24m x 1.35m )

With power and light, UPVC double glazed opaque window to side elevation, shelving. To the rear of the brick workshop accessed by a UPVC door is a further brick store which previously had a built in w.c.

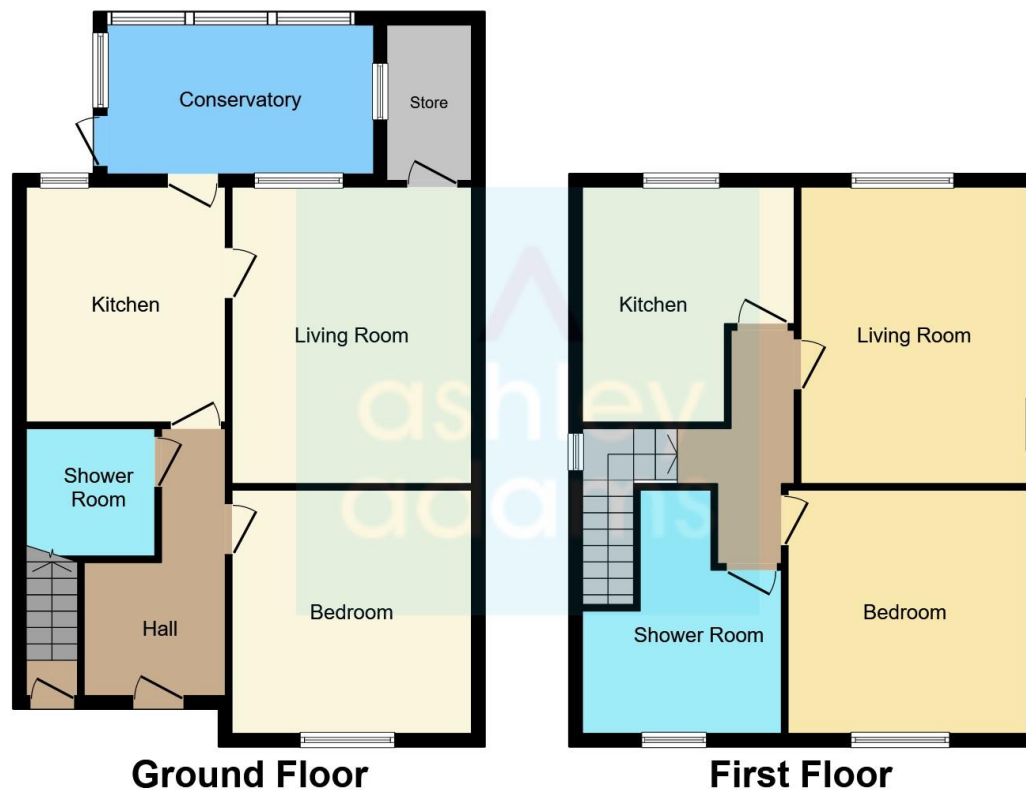












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